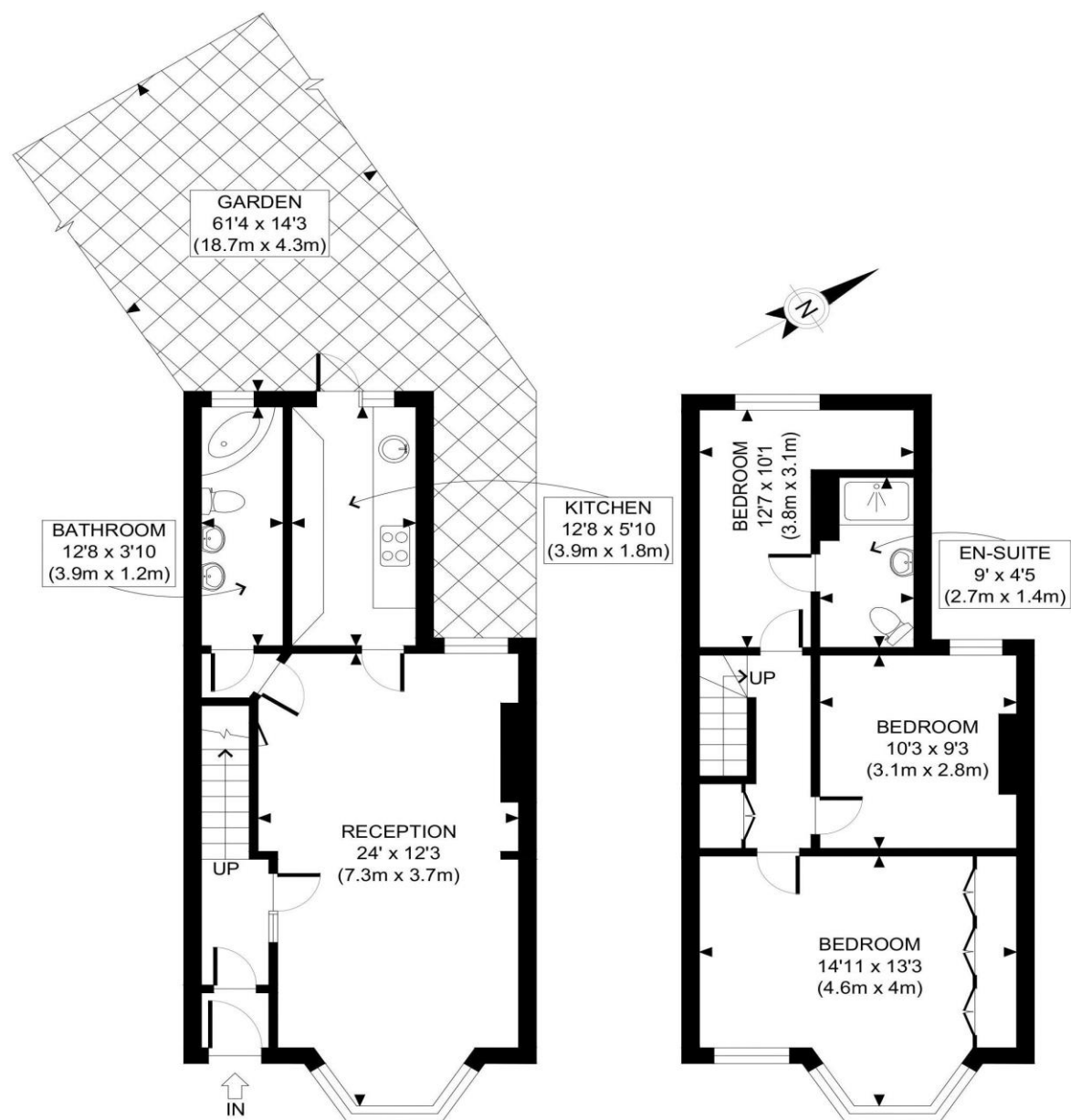


The Floorplan...



GROUND FLOOR
GROSS INTERNAL
FLOOR AREA 461 SQ FT

FIRST FLOOR
GROSS INTERNAL
FLOOR AREA 459 SQ FT

APPROX. GROSS INTERNAL FLOOR AREA: 920 SQ FT/ 85 SQM

This plan is for illustrative purposes only and should be used as such by any prospective client. Whilst every attempt has been made to ensure the accuracy of the Floor Plan contained here, measurements of the doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to the operability or efficiency can be given.

PROPERTY PHOTO PLANS
ONE STOP SHOP FOR PROPERTY MARKETING

More Details From...

Call: **Brian Cox North Harrow: 020 3866 6640**
Email: nhadmin@brian-cox.co.uk
Web: www.brian-cox.co.uk



0203 866 6640
brian-cox.co.uk



Brian Cox & Company are delighted to offer this charming three bedroom terraced house to the market! This property offers great potential for those looking to put their own stamp on a property. In need of renovation, this un-extended home presents an excellent opportunity to create a space that perfectly suits your needs and tastes. Downstairs, you'll find a separate front reception room, as well as a spacious kitchen with doors onto the spacious 60ft garden and downstairs bathroom. Upstairs, the property features three well-sized bedrooms, providing ample space for a growing family, along with a family bathroom. This property is full of potential and offers a fantastic opportunity for renovation and extension (subject to planning permissions), allowing you to create your dream home in a sought-after location. With excellent transport links and amenities nearby, this is a great chance to transform a blank canvas into a wonderful family home.



£499,950
Freehold

Merivale Road, West Harrow HA1 4BJ

Consumer Protection from Unfair Trading Regulations 2008 We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for purpose. You are advised to obtain verification from your solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. We have not had sight of the title documents and a buyer is advised to obtain verification from their solicitor. Items shown in photographs are not included unless specifically mentioned within the sales particulars, but may be available by separate negotiation. We advise you to book an appointment to view before embarking on any journey to see a property, and check its availability.



In Brief...

- Three Good Sized Bedrooms
- Character Edwardian Terrace
- Close to Met Line
- Vaughan School Catchment
- Good Sized Rooms
- Sought After Location
- No Upper Chain



The Location...

Nearest Stations ...

West Harrow (0.3 miles)
Harrow-on-the-Hill (0.8 miles)
North Harrow (1.0 miles)

West Harrow is located on the western side of the London Borough of Harrow, and roughly halfway between the north and south boundaries of the borough. To the South East of West Harrow is Harrow on the Hill, to its North East is Greenhill, to its West is Rayners Lane, to its North is North Harrow, and to its South are Roxeth and South Harrow. The construction of the Uxbridge extension to the Metropolitan Line in 1904, and specifically the new West Harrow Tube Station, triggered a steady growth of homes in the area, spreading out from the location of the new station. There are many local schools in the area some of these include Vaughan Primary School, St Anselm's (RC) Primary School, Whitmore High School and Nower Hill High School. Nearby independent schools include Orley Farm School, Alpha Prep, Quanton Hall and The John Lyon School.